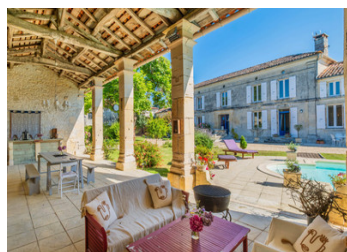
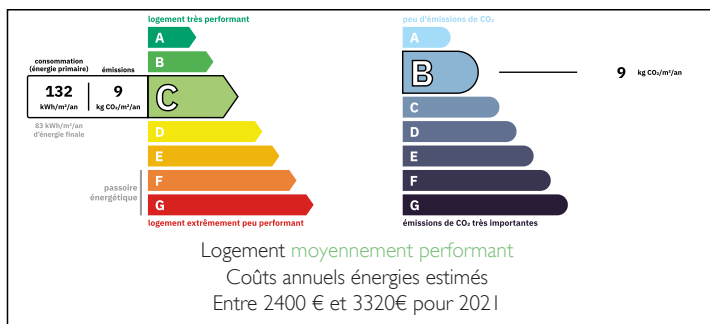


Private manor house-5 bedrooms & 3 bathrooms, Heated swimming pool , Maison d'amis , Dependences.
10km Cognac

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	5
Bath:	3
Floor:	330 m2
Plot Size:	2095 m2

IN BRIEF

Napoleonic manoir dating from 1810 , offering complete privacy and enclosed by large charentaise stone walls.

The current owners have updated the property to benefit from modern living whilst retaining the original charm and character .

The house offers large rooms across the groundfloor including an impressive library , open plan salon and kitchen area , grand dining room , office , gym and wine cellar .

On the first floor ; 5 bedrooms , 2 of which are en-suite plus a family shower room .

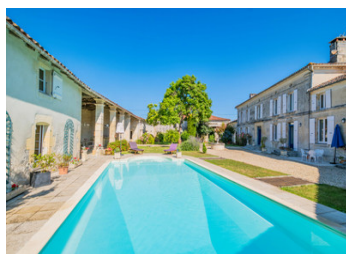
The charming gardens offer complete privacy being accessed through 2 large covered porches .

A large heated swimming pool with a beautiful open covered terrace and maison des amis with shower room gives the opportunity to entertain in large numbers if required or simply to sit quietly and enjoy the surroundings .

Large garages and...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2173 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house in more detail :

GROUND FLOOR - underfloor heating and double glazed .

Entrance hall : 20m2 with Wc / cloakroom .

Library : 36m2 ; parquet floor and open fireplace .

Living area : 71m2 with insert wood burner and modern fully fitted open plan kitchen .

Dining room : 32m2 with woodburner .

Office : 12m2

Gym : 17m2

Laundry : 14m2 with underground wine cellar .

FIRST FLOOR:

Bedroom 1 : 40m2 with ensuite shower room , WC and dressing room .

Bedroom 2 : 34m2 with roll top bath , ensuite shower room and built in cupboards .

Bedroom 3 : 12m2

Bedroom 4 : 11m2

Bedroom 5 : 10m2

Shower room and separate WC .

Exterior :

Gardens enclosed by large stone walls with 2 gated entrances .

12m x 5 m heated swimming pool with electric shutter .

Maison d'amis : 60m2 with shower room and WC .

Garage : 115m2 - suitable for 5 cars .

Dependences with preliminary plans for transformation into habitable space /gites subject to current planning regulations .

Property is situated at just 10km from the beautiful riverside town of Cognac ,

23km from Saintes , 95km from la Rochelle and airport and 130km from Bordeaux .